



PRICE SHEET

Sr. No.	Typology	RERA Carpet Area (Sq.m)	RERA Carpet Area (Sq.ft.)	Balcony Area (Sq. m)	Balcony Area (Sq. ft.)	Utility Balcony Area (Sq. m)	Utility Balcony Area (Sq. ft.)	Total Area* (Sq.m)	Total Area* (Sq.ft.)	Basic Cost** (Figures in INR Crores)			
										CLP#	20 X 5	35:30:35	20:80##
1	3 BHK	149.41	1608	31.87	343	5.21	56	186.49	2007	2.44	2.58	2.62	2.80
2	3 BHK	151.39	1630	32.01	345	5.21	56	188.61	2031	2.46	2.61	2.65	2.83
3	4 BHK	195.11	2100	41.83	450	4.94	53	241.88	2603	3.15	3.34	3.39	3.62
4	4 BHK	197.11	2122	41.83	450	4.94	53	243.88	2625	3.17	3.37	3.42	3.65
5	4 BHK	197.53	2126	54.22	584	4.94	53	256.69	2763	3.33	3.54	3.59	3.84
6	4 BHK	195.53	2105	54.22	584	4.94	53	254.69	2742	3.31	3.51	3.57	3.81

*Total Area = RERA Carpet Area plus Balcony Area plus Utility Balcony Area

**Basic Cost includes right to use vehicle parking spaces

Construction Linked Plan

Bank Subvention Plan

Additional charges:

- (A) View PLC: Additional Premium of INR 300 for Pool & Golf Course facing Apartments on Total Area
 (B) Floor PLC: Additional Premium will be charged on Total Area as below:

Floor	INR/ Sq. ft.
1st-10th	750
11th-17th	450
18th-29th	300
30th-32nd	NIL###
33rd-34th	600

###For Duplex on 31st Floor PLC of INR 600 will be charged irrespective of other apartments having NIL Floor Rise

- (C) Car Parking:
- For 3 BHK – 1 Covered Tandem Car Park will be allotted
 - For 4 BHK – 2 Covered Single Car Parks will be allotted

(D) Charges Payable at the Time of Possession

Type	3 BHK (186.49 Sq.m.)	3 BHK (188.61 Sq.m.)	4BHK (241.88 sq.m.)	4 BHK (243.88 sq.m)	4 BHK (256.69 sq.m)	4 BHK (254.69 sq.m)
IFMS	301,100	304,700	390,500	393,800	414,500	411,300
Outgoings for 1 Year in advance excluding property taxes	180,660	182,820	234,300	236,280	248,700	246,780

Charges payable in INR

(E) Infrastructure & Development Charge*** is currently waived off

**Special Inaugural Discount of
INR 375 per sq. ft. on Total Area for Limited Period Only**

Payment Plan

Payment Schedule	CLP	20 X 5	35:30:35	20:80 (Bank Subvention)	
				Customer Schedule	Bank Schedule
Booking amount (Part) - INR 5 Lacs	10%	10%	10%	10%	0%
Balance Booking Amount within 30 days					
Due on date of Execution of Agreement (To be done within 60 days of Booking)	20.00%	10%	25%	10%	10%
On completion of Upper Basement	4.00%				4.00%
On Completion of Podium 2 Slab of Tower	4.00%				4.00%
Completion of 1st Slab	4.00%				4.00%
Completion of 4th Slab	4.00%	20%			4.00%
Completion of 8th Slab	4.00%				4.00%
Completion of 12th Slab	4.00%				4.00%
Completion of 16th Slab	4.00%				4.00%
Completion of 20th Slab	4.00%	20%			4.00%
Completion of 24th Slab	4.00%				4.00%
Completion of 28th Slab	4.00%				4.00%
On completion of the Top slab	4.00%		30%		4.00%
On completion of apartment Brickwork/Blockwork	5.00%	20%			5.00%
On completion of apartment Internal Plaster	5.00%				5.00%
On completion of apartment Flooring & Tiling	4.00%				4.00%
On completion of External Painting	4.00%				4.00%
On installation of Lift Works	4.00%				4.00%
On Intimation of Possession	4.00%	20%	35%		4.00%
Total	100%	100%	100%	20%	80%

Terms & Conditions

1. Booking Amount is 10% of the Purchase price. (Purchase Price includes Flat Cost, Floor PLC, View PLC).
2. At the time of booking please carry 1 passport size photograph of applicants, original and photocopy of address proof - PAN Card, Driving License, Passport, Ration Card, Voter ID, Electricity Bill, Proof of Indian Origin /OCI (Any one).
3. Any statutory taxes/levies etc.(including GST, Stamp duty , registration charges), shall be borne by customer additionally as per the applicable rates.
4. The information in this price sheet is provided in good faith, and does not constitute part of the contract.
5. Conversion factor of "1 Square Meter = 10.764 Square Feet".
6. Gas Supply Charges (IGL) or any other utility charges, Legal & Documentation Charges shall be payable by customer at the time of possession at actuals.
7. ***Infrastructure & Development Charge, includes charges for landscaping, swimming pool, common amenities - recreation areas & club, water supply & electric meter connection.
8. Rates are subject to change at the sole discretion of the Developer and without any prior intimation.
9. This Price sheet is indicative and only for reference, however the customer has to pay the amount as per the actual quotation being signed by the developer and the customer.

Bank Account Details

For Purchase Price, Kindly issue cheque / DD / Pay order in favour of	'Kalpataru Urbanscape LLP Project 1 Account' Account Number: 1612044680 IFSC Code: KKBK0000958
For Taxes & Entity & Organisation and other charges, kindly issue cheque / DD / Pay order in favour of	'Kalpataru Urbanscape LLP' Account Number: 06312560000068 IFSC Code: KKBK0000631
Stamp Duty & Registration Charges payable through NEFT/RTGS, in favour of (along with confirmation letter)	'Kalpataru Urbanscape LLP' Account Number: 06312560000068 IFSC Code: KKBK0000631

Site Address : Kalpataru Vista, B24C, Wish Town, Sector 128, Noida – 201304. | Head Office : 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.